

3.2 INTENSITY OF USE SCHEDULE

For Principal Use (For Multi-family Dwellings, Hotels, Motels, or Motor Inns, see Sec. 3.2.1; For Shopping Centers, see Sec. 3.2.2; For Assisted Living, see Sec. 3.2.3)

R-RB = Rural Residential; R-1 = Coastal Residential; R-RA = Rural Residential; R-2A = Low Density Residential; R-2 = Low/Medium Residential; R-3 = Medium/High Density Residential; R-4 = High Density Residential; S = Service District; CCD = Civic Center District; CB = Central Business; NB = Neighborhood Business; EB = Extensive Business; VB = Village Business ; MI = Marine Industrial; GI = General Industrial; BP = Business Park.

	R-RB	R-1 R-RA (e, k)	R-2A (k, l)	R-2 (e, l)	R-3, S (e,l)	R-4 (e)	CB CCD (a, e)	NB (e)	EB (e)	VB (a,e,i)	MI (c, f)	GI (e)	BP (e)
Min. lot area (sf)(j)	80,000	40,000	30,000	20,000	10,000	5,000	0	(c)	10,000	5,000	0	10,000 (h)	40,000
Min. lot area per dwelling unit	80,000	40,000	30,000	10,000	2,000	1,000	-	(c)	-	2,500	-	-	-
Min. lot width (ft)	150	150	100	100	80	50	0	(c)	80	40	0	80 (h)	100
Min. frontage (ft)	100	100	80	80	65	50	0	(c)	65	40	0	65(h)	100
Min. front yard (ft) (d)	40	40	30	30	20	15	0	(c)	30	0	10	10	40
Min. side yds (ft each) (d)	30	30	20	20	10	7.5	(b)	(c)	(b)	(b)	(b)	15(h)	25
Min. rear yard (ft) (d)	30	30	30	30	20	20	(b)	(c)	15	(b)	(b)	15(h)	40
Max. Building Height (ft) (g)	30	30	30	30	30	30	30	(c)	30	30	40	40	40
For Accessory Use (other than signs)													
Min. distance from street (ft)	40	40	30	30	20	15	0	(c)	10	0	0	15(h)	40
Min. distance from side, rear lot lines (ft)	Height of Bldg.	Height of Bldg.	15	15	10	5	(b)	(c)	15	(b)	(b)	15(h)	20
Min. distance from principal building (ft)	20	20	20	20	10	5	10	(c)	10	10	10	10	20
Max. bldg. height (ft)	12	12	12	12	12	12	12	(c)	12	12	12	12	12
Max. Lot Coverage	25%	25%	25%	25%	30%	35%	100%	(c)	50%	75%	100%	50%	50%

Footnotes for 3.2 Intensity of Use Schedule

- a. Residential uses shall conform to the requirements of the R-4 District.
- b. When abutting a residence district, 10 feet. None required elsewhere provided that access to the rear of the structure and space for any required off-street loading or parking can be gained by other means. No yard to be less than 10 feet wide if provided.
- c. Requirements shall be those of the least restricted abutting residential district.
- d. Minor additions to any existing residential structure may be built in conformity with the setbacks established for that particular structure.
- e. Except that the City Council may grant a Special Permit for greater building height in cases where such an increase is judged by the Council not to be detrimental because of obstruction, overshadowing, utilities consideration, or other adverse neighborhood impact, but in no case may heights exceed that permissible under applicable building codes.
- f. A building built on a lot that adjoins the harbor shall be set back from one side lot line by a distance equal to one third of the building height but not less than ten feet.
- g. Unless this accessory building does not comply with the front, side and rear yard requirements of the principal use. In such instance the maximum height of the accessory building shall not exceed twelve (12) feet.
- h. All structures in existence and lots shown on a recorded plan as of May 1, 1993, and located in the LI Light Industrial District, need only comply with the following requirements:

For Principal Use

Minimum lot area (sq ft)	0
Minimum distance from street (ft)	0
Minimum Lot frontage (ft)	0
Minimum front yard (ft)	10
Minimum side yards (ft each)	*
Minimum rear yard (ft)	*
Maximum Building Height (ft)	40

For Accessory Use (other than signs)

Minimum Lot width (ft)	0
Minimum distance from side, rear lot lines	*
Minimum distance from principal bldg. (ft)	10
Maximum Building Height (ft)	40
Maximum Lot Coverage	100%

* When abutting a residential district, 10 feet. None required elsewhere provided that access to the rear of the structure and space for any required off-street loading or parking can be gained by other means. No yard to be less than 10 feet wide if provided.

Footnotes for 3.2 Intensity of Use Schedule (cont.)

- i. Dimensional requirements apply only to buildings constructed or substantially expanded after May 1, 1998. For all other uses, the dimensional requirements in effect immediately prior to that date shall be applied.
- j. To calculate area required for zoning compliance refer to "Lot Area" definition in Section VI of this Ordinance.
- k. See Section 2.4.3(a) (Amended 1/22/02)
- l. See Section 2.4.3(b) (Adopted 1/22/02)

3.2.1 Dimensional Requirements for Multi-family Dwellings, Hotels, Motels or Motor Inns

Multi-family dwellings, hotels, motels, or motor inns must comply with the following table, or such greater restrictions as may be contained in applicable building or other codes, or such greater restrictions as may be specified in a Special Permit, if any, granted by the Council. NB District requirements are those of the least restricted abutting district. Except where noted to the contrary, accessory buildings must comply with the same regulations as principal buildings. No principal building shall be closer to another principal building on the same site than the sum of their building heights, except that the City Council may grant a Special Exception for reduction in cases where the Council finds such reduction not detrimental because of view obstruction, overshadowing, service access, or visual crowding.

	R-2	R-2A	R-3,S,GI	R-4	CB,CCD,MI	EB
Min. lot area (sf)	40,000	30,000	20,000	10,000	10,000	20,000
Min. lot area (sf) per dwelling unit or per two guest units*	10,000	10,000	5,000	2,500	2,500	5,000
Min. open space (sf) per dwelling unit or per two guest units*	7,500 75%	7,500 75%	3,500 70%	1,250 50%	1,250 50%	3,500 70%
Min. lot width (ft)	150	150	100	80	80	100
Min. lot frontage (ft)	125	125	80	65	65	80
Min. front yard (ft) (2)	30(1)	30(1)	20(1)	15(3)	15(3)	20(1)
Min. side, rear yards (ft)	40(1)	40(1)	20(1)	7.5(3)	7.5(3)	20(1)
Max. building height (ft)	30(4)	30(4)	30(4)	30(4)	30(4)	30(4)

* Minimum lot area per dwelling unit and minimum open space per dwelling unit can only be decreased by a SPECIAL PERMIT from the Board of Appeals, upon finding that it is in keeping with neighborhood character and structural density; or if a Major Project, from the City Council subject to the same finding.

(1) Increase by one foot for each foot by which building height exceeds 15 feet.

(2) At least 65% of required front yard area shall be maintained with vegetative cover.

(3) None required for hotels, motel or motor inns. In GI, MI, R-4 and CCD, increase by one-half foot for each foot by which building height exceeds 30 feet.

(4) Except that the City Council may grant a Special Exception for an increase in cases where such increase is judged by the Council to be not detrimental to the neighborhood because of view, obstruction, overshadowing, or utilities consideration; but in no case may height exceed that permissible under applicable building codes.

3.2.2 Dimensional Requirements for Shopping Centers

	CB	MI	EB
Min. lot size (sf)	15,000	15,000	30,000
Min. open space per 1000 sf of gross floor area (sf)	100	100	200
Min. lot width (ft)	30	30	100
Min. lot frontage (ft)	65	65	80
Min. lot front yard (ft)	30 (1)	30 (1)	50 (2)
Min. side, rear yards (ft)	7 ½ (1)	7 ½ (1)	20 (2)
Max. building height (ft)	30 (3)	40 (3)	30 (3)

Footnotes:

- (1) None required in CB. In MI, increase by 1/2 foot for each 1 foot by which building height exceeds 20 feet.
- (2) Increase by one foot for each foot by which building height exceeds 20 feet.
- (3) Except that the City Council may grant a Special Permit for an increase in cases where such increase is judged by the Council not to be detrimental because of view obstruction, overshadowing or utilities considerations; but in no case may heights exceed that permissible under applicable building codes.

3.2.3 Dimensional Requirements for Assisted Living (Adopted 6/20/00)

	R-RB	R-1 R-RA	R-2 R-2A	R-3	R-4	CB CCD	NB	EB	VB	GI
Min.lot area (sf)	5 acres	5 acres	5 acres	40,000	10,000	10,000	40,000	40,000	40,000	40,000
Min.lot area per dwelling unit (sf)	2,000	2,000	2,000	2,000	1,000	1,000	1,000	1,000	1,000	2,000
Min. open space per dwelling unit (sf)	2,000	2,000	1,500	750	500	500	500	500	500	750
Min. lot width (ft)	150	150	100	80	65	65	80	80	80	80
Min lot frontage (ft)	150	100	100	80	65	65	80	80	80	80
Min. front yard (ft)	40	40	30	20	15	10	10	10	10	20
Min. side, rear yard (ft)	40	40	20	20	10	10	10	10	10	20